

So...

WHY ARE WE HERE?

What Are We Here For? What is this Meeting For?

1. To gather information about what might change in the community if annexed to the City of Renton
2. To provide feedback to the City and County about your concerns about the issues related to annexation, and
3. To discuss these issues with your neighbors on the East Plateau.

There are **no presentations scheduled** for this meeting but there are representatives from Renton, King County, the Unincorporated Area Council, and a consulting firm that has conducted governance studies to talk with you about issues that you are curious about or interested in.

All you need to do is visit the tables and research and talk about issues of interest to you. A broader community conversation is scheduled for November, but these meetings are informational.

Are We Voting On Something Tonight?

No. These meetings are an opportunity to get information out to residents who are in Renton's Potential Annexation Area (PAA) so that if there is a future annexation effort, residents can make an informed choice about whether and how the area might change its governance.

Who Called This Meeting?

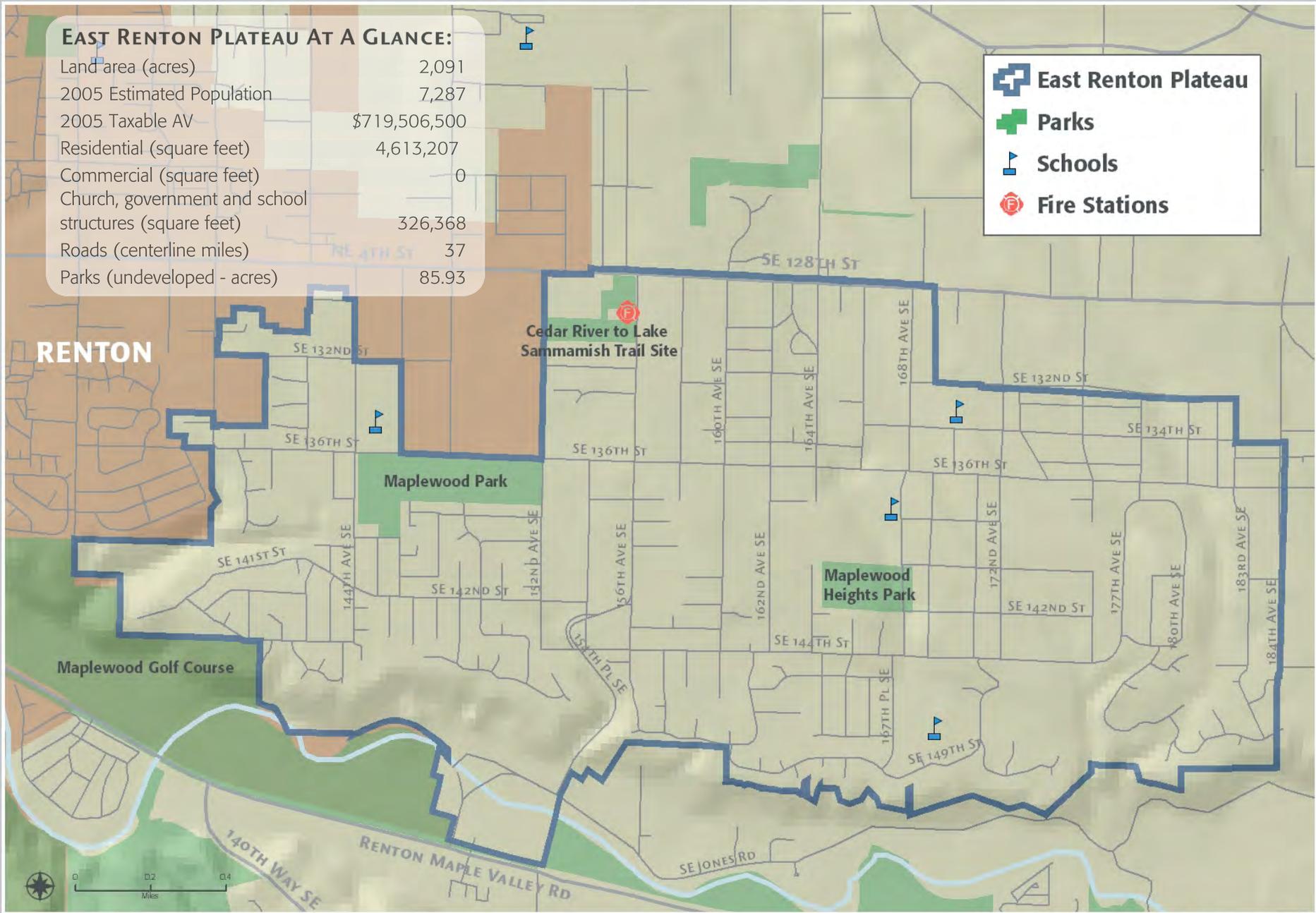
The meeting is being hosted by King County and the Four Creeks Unincorporated Area Council. The meetings were organized by King County and a consultant with the help and advice of the East Renton Plateau Community Advisory Board, an ad-hoc group of community members who know the area and issues of interest. The City of Renton was asked to participate to provide information and is devoting staff time to the effort.

RENTON PAA: EAST RENTON PLATEAU

EAST RENTON PLATEAU AT A GLANCE:

Land area (acres)	2,091
2005 Estimated Population	7,287
2005 Taxable AV	\$719,506,500
Residential (square feet)	4,613,207
Commercial (square feet)	0
Church, government and school structures (square feet)	326,368
Roads (centerline miles)	37
Parks (undeveloped - acres)	85.93

-  **East Renton Plateau**
-  **Parks**
-  **Schools**
-  **Fire Stations**



MY QUESTION IS...	GO TO TABLE:
<p>What is annexation, anyway?</p> <p>Annexation is the means by which territory becomes legally part of an adjacent city, with residents becoming city constituents and receiving city local services. To find out the roles of the city and county visit Tables 1 or 4.</p>	1, 3, 4
<p>What local services would be affected?</p> <p>Service delivery would change—from County to City—for police, land-use planning and permitting, and local parks. Services that would not change include sewer service, water service, schools, regional transit, health services, and regional parks.</p>	2
<p>What services does Renton offer and what are its policies?</p>	1
<p>I don't like the development I see occurring in areas recently annexed to the City. What are the City's development codes? How do those compare to the County development codes?</p>	6
<p>I have heard there is an annexation petition. Where can I support or oppose it?</p> <p>Tonight's meetings are informational only. Contact information for known community groups with an interest in annexation is available at the greeting table.</p>	Greeting Table
<p>I have heard about extension of sewer in the area. Is that related to annexation?</p> <p>No. In the early 1990's, the City of Renton was designated the sewer provider for the East Renton Plateau and the City is now extending service. Annexation will not change how quickly or slowly sewer service will come to the Plateau.</p>	5, 6
<p>Is there any way that I can preserve the rural feeling of my neighborhood?</p>	6
<p>There has been a lot of development along 128th Avenue SE. What else is planned (and how can I support it, or stop it)?</p>	6
<p>What about our pets and livestock?</p>	6
<p>What happens to the school district boundaries if we annex?</p> <p>School District boundaries are unaffected by annexation. If you live in the Issaquah School District now, and the Plateau annexes to the City of Renton, you will still be in the Issaquah School District.</p>	2

MY QUESTION IS...	GO TO TABLE:
What taxes do I pay now, for what, and how could that change if the Plateau annexes to Renton?	2
What's the area we are talking about? Maps showing the boundaries of the Potential Annexation Area are at the greeting table, Table 2, Table 5, Table 6, Table 8.	2, 5, 6, 8
Who is our government now? Why can't we stay as we are now? King County and special districts are current local service providers. No one can compel the Plateau to annex as a community. There are two basic reasons that King County is encouraging cities and communities to consider annexation: (1) under regional land use policies adopted per the State's Growth Management act, all urban areas (such as the Plateau) are encouraged to become part of cities by 2012; (2) the County is under significant fiscal pressure and has had to cut over \$100 million out of its budget in recent years; that pressure to cut budgets will continue, The County expects local service levels throughout its territory will continue to erode; a more stable service delivery future for communities can be secured through annexation, given cities' broader revenue base.	4
Why Can't We Join Newcastle, Issaquah or the proposed City of Fairwood? Areas may only annex to contiguous cities. Renton is the only city that is contiguous to the Plateau.	4
How can Renton afford to be our government if King County says it can't?	2
What does Renton have to gain? Will they make money? If Renton annexed today, the City would collect slightly more revenues than costs in the area. Long-term, the City faces more costs than revenues which is common for residential areas. In addition, Renton will comply with the Growth Management Act and Countywide Planning Policies by annexing areas in its Potential Annexation Areas.	1, 2, 6
Will I have to hook up to sewer if I annex?	5, 6
Does Renton do a better job of requiring developers to save trees than King County?	6
How will my home-based business be affected ?	2, 6

**- 2005 RESIDENTIAL TAX COMPARISON -
EAST RENTON POTENTIAL ANNEXATION AREA**

Levy code districts that fall into each group

Group A: Levy codes 4155, 4342, 4350, 4399, 6530, 6808, 6865, 6870 (81.8% of parcels)
Group B: Levy codes 6861, 6867 (17.4% of parcels)
Group C: Levy code 4398 (0.1% of parcels)
Group D: Levy code 6855 (0.6% of parcels)
Group E: Levy code 6845 (0.1% of parcels)

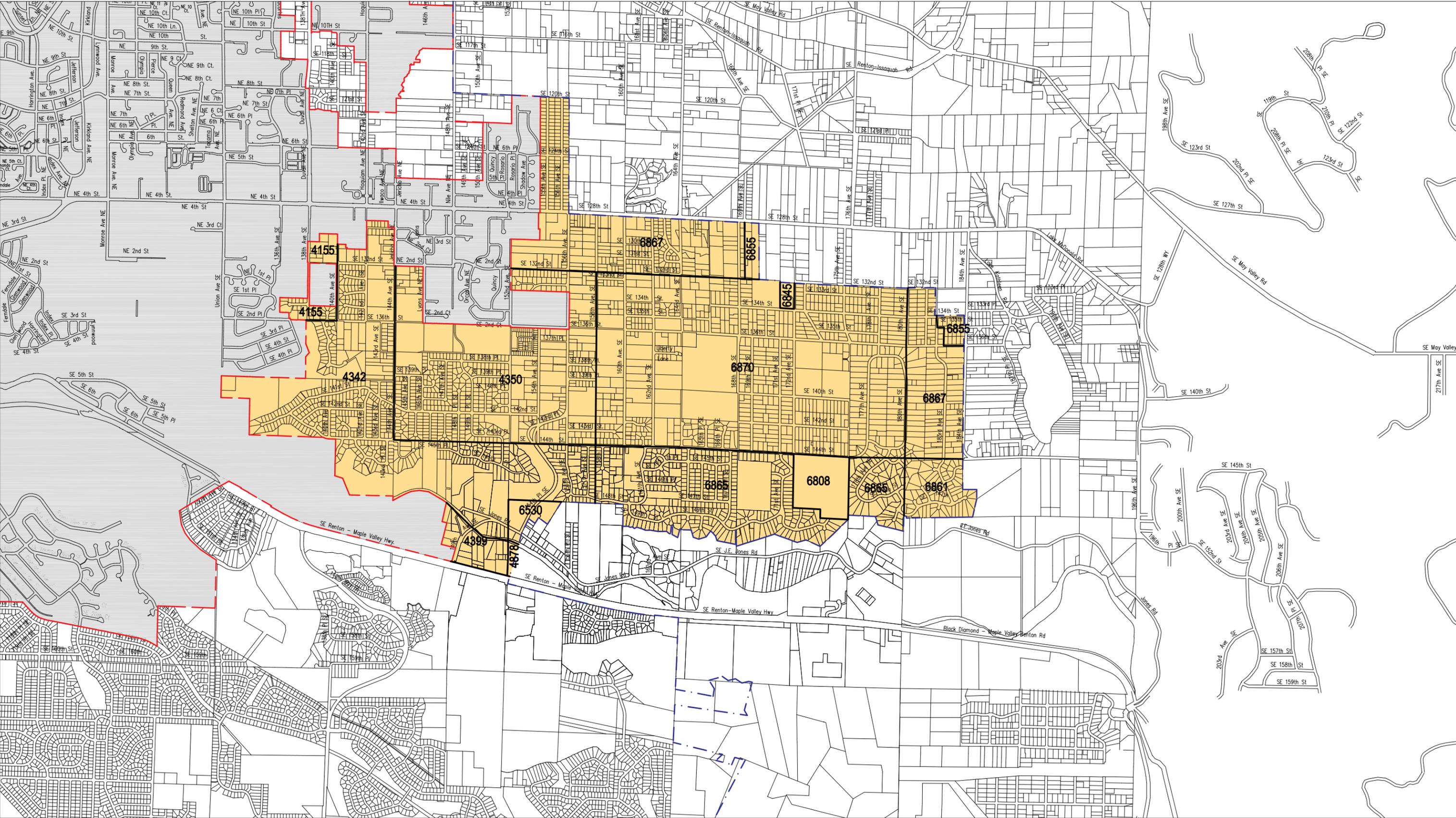
Average Annual Utility Excise Taxes⁴

Phone	\$22
Electricity	\$58
Gas	\$36
Cable	\$29
Cellular	\$30
Wastewater included in rate below	
TOTAL	\$175

Components of Property Tax Levy	Group A		Group B		Group C		Group D		Group E	
	<i>Current (Unincorporated)</i>	<i>City of Renton</i>								
Emergency Medical Services	0.23182	0.23182	0.23182	0.23182	0.23182	0.23182	0.23182	0.23182	0.23182	0.23182
Library ¹	0.53255	0.04967	0.53255	0.04967	0.53255	0.04967	0.53255	0.04967	0.53255	0.04967
Hospital	0.09039	0.09039	0	0.09039	0.09039	0.09039	0	0.09039	0.09039	0.09039
Fire	1.50000	0	1.50000	0	0.99167	0	1.07225	0	0	0
Water	0	0	0	0	0	0	0	0	0	0
School	3.99250	3.99250	3.41665	3.41665	3.99250	3.99250	3.41665	3.41665	3.41665	3.41665
Road/Unincorporated Area	1.83168	0	1.83168	0	1.83168	0	1.83168	0	1.83168	0
City levy	0	3.22704	0	3.22704	0	3.22704	0	3.22704	0	3.22704
Consolidated Levy ²	4.32501	4.32501	4.32501	4.32501	4.32501	4.32501	4.32501	4.32501	4.32501	4.32501
Total	12.50395	11.91643	11.83771	11.34058	11.99562	11.91643	11.40996	11.34058	10.42810	11.34058
Median Assessed Value	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
Property tax:	\$2,876	\$2,741	\$2,723	\$2,608	\$2,759	\$2,741	\$2,624	\$2,608	\$2,398	\$2,608
Surface Water Management Fee	\$102	\$65	\$102	\$65	\$102	\$65	\$102	\$65	\$102	\$65
Utility Excise Tax (see above)	\$0	\$175	\$0	\$175	\$0	\$175	\$0	\$175	\$0	\$175
Cable Franchise Fee (5%)	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24
TOTAL TAXES/FEES:	\$3,002	\$3,005	\$2,849	\$2,872	\$2,885	\$3,005	\$2,750	\$2,872	\$2,524	\$2,872
Net change in taxes/fees if annexed:		\$3		\$23		\$120		\$122		\$348
ANNUAL RATES ³ :										
Garbage	\$256	\$161	\$256	\$161	\$256	\$161	\$256	\$161	\$256	\$161
Wastewater (Includes utility tax) ⁴	\$549	\$468	\$549	\$468	\$549	\$468	\$549	\$468	\$549	\$468
TOTAL TAXES/FEES/RATES:	\$3,807	\$3,634	\$3,654	\$3,501	\$3,690	\$3,634	\$3,555	\$3,501	\$3,329	\$3,501
Net change in taxes/rates/fees if annexed		-\$173		-\$153		-\$56		-\$54		\$172

NOTES

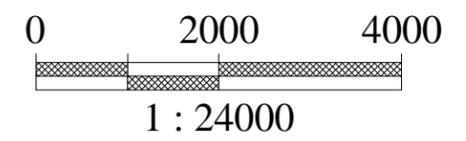
- Residents would still pay the capital portion of the library levy (.04967) but not the operational portion (.48288) following annexation; the capital levy will increase to \$0.08/\$1,000AV in 2006.
- Includes state, port and county-wide levy paid by all residents in King County (both in unincorporated and incorporated areas).
- Garbage rates only apply if the property owner is signed up for garbage collection service; there is a seven year grace period after annexation before one would be required to sign up for garbage collection in Renton. Wastewater rates only apply if the property is served by sewer.
- Utility taxes and rates based on estimated average annual household utility usage (3 persons) - Renton's utility excise tax is a 6% tax on each utility.
- All numbers are annual, based on a median assessed value single family residential home value of \$230,000.



Potential East Renton Annexation Area


 Economic Development, Neighborhoods & Strategic Planning
 Alex Pietsch, Administrator
 G. Del Rosario
 28 July 2005

-  Levy District Boundary
-  East Renton PAA
-  City of Renton



How will Annexation Affect BUSINESS TAXES AND FEES?

What will happen to businesses taxes and fees?

King County business licenses are required for businesses engaged in specific regulated activities within unincorporated King County (outside of any city limits). Regulated activities are amusement parks and places, amusement devices, bowling alleys, carnivals, go-cart tracks, skating rinks, video games, pool tables, outdoor and indoor entertainment, dances, adult entertainment establishments, massage and bathhouse businesses, process servers, secondhand dealers, pawnshops, charitable organizations, taxicabs and drivers, pet shops, kennels, grooming businesses, or theaters. Otherwise, King County does not require a general business license. However, businesses must be in compliance with zoning code regulations.

See <http://www.metrokc.gov/lars/business/obtain.htm> and <http://www.metrokc.gov/ddes/business/index.shtm>

Businesses operating in **Renton** need a business license from the City of Renton. Over 80% of revenues received from business license fees are used to improve and expand City streets. All applicants must have a state-issued Uniform Business Identification Number (UBI). Home-based businesses must apply for a City home occupation license, and have permission from the landlord to conduct business out of an apartment. Commercially zoned businesses must have a commercial business license. City of Renton Business Licenses fees are based on person-hours worked in a quarter by all personnel multiplied by rate per hour (.029).

To calculate your business license fees, total the hours worked by all employees in one quarter and multiply by \$0.029. For example, if two employees work 40 hours a week that is 1040 hours for a quarter (80 hours x 13 weeks). Multiply 1040 by \$0.029 to get a total quarterly cost of \$30.16.

There is minimum charge of \$13.75 per quarter. This includes all corporate officers, partners, family etc. regardless if a salary is paid or not, billed quarterly. Businesses located outside the City limits and coming into the City to do business must have a license for business conducted in the city.

For more information please visit the Renton Finance Department at: <http://www.ci.renton.wa.us/>

CAN RENTON AFFORD TO ANNEX?

If East Renton Plateau was part of Renton today, and the City wanted to provide current levels of service, how much money would Renton need to cover the costs?

Berk & Associates did a planning-level estimate and analysis of the potential costs to provide current levels of City services to the East Renton Plateau. The analysis focused only on ongoing operating costs, not one-time transition costs or how Renton might serve the area with different service levels or staffing.

The table at right shows the estimated annual costs and revenues.

The analysis shows that annexing the East Renton Plateau would have positive net revenues in the short-term.

Usually, most residential areas have costs that exceed the revenues to serve the area. However, because Renton is already serving the area through its Fire District 25 contract, the short-term revenue outlook is favorable.

As the Plateau develops, development may bring with it one-time revenues from construction sales taxes, impact fees, and Real Estate Excise taxes.

Over the long-term, how Renton responds to Initiative 747's 1% limits will determine the attractiveness of annexing any residential neighborhood. If the City chooses to rely on sales tax revenue growth from its commercial areas as the main engine of revenue growth, then all residential areas will become less fiscally attractive over time.

EAST HIGHLANDS ANNEXATION ANALYSIS	
Operating Costs	Total
Police Services ¹	\$738,000
Fire Services ²	\$0
Planning, Building and Public Works	\$962,000
Community Services	\$617,000
Administrative, Judicial & Legal Services	\$177,000
Finance and Information Services	\$112,000
Human Resources & Risk Management	\$24,000
Economic Development	\$7,000
Legislative	\$4,000
<i>Staff-related Facility Costs</i>	<i>\$147,000</i>
TOTAL COST	\$2,788,000
Operating Revenues	
Property Tax	\$2,260,000
Gambling Tax	\$0
Utility Tax	\$620,000
State Shared Revenues	\$245,000
Sales Tax	\$157,000
Sales Tax-Criminal Justice	\$146,000
Fines & Forfeits	\$74,000
Recreation Fees	\$54,000
Permit Fees	\$210,000
Cable Franchise Fees	\$62,000
Business License Fees ³	\$2,600
TOTAL REVENUE	\$3,830,600
Loss of revenue from FD 25 ⁴	(\$908,000)
NET REVENUES	\$134,600

Assumptions/Notes:

1. The expenditures for Police Services assume no impact on administrative expenses and Auxiliary Services (jail costs).
2. No fire costs are showing because the City receives payment from Fire District 25 equal to \$1.25 per \$1,000 of assessed value. This generates about \$900,000 in the East Plateau. Annexing the Plateau would result in the City continuing to provide fire services to the area, but losing the payment. Certain services, such as Fire Investigation, Fire Inspection, Plans Review and Public Information will become Renton's responsibility if annexed.
3. Business license fees are about 20% of estimated total amount collected for business license fees, as 80% of the amount collected is dedicated to road maintenance (capital projects).
4. The City of Renton will lose the contract payment from Fire District 25, calculated as \$1.25 per thousand of assessed valuation.

SOUND TRANSIT TAXES and ANNEXATION

In response to some questions asked by residents of the East Renton Plateau regarding Sound Transit taxes, the following summary information is provided:

The map (reverse page) shows the boundary of the Sound Transit taxing district in the vicinity of Renton. Persons living outside the boundary are not subject to Sound Transit MVET taxes and are not subject to ST sales taxes unless they are shopping inside the ST district boundaries.

The boundary of the Sound Transit taxing district will not change if the E. Renton Plateau annexes to the City of Renton.

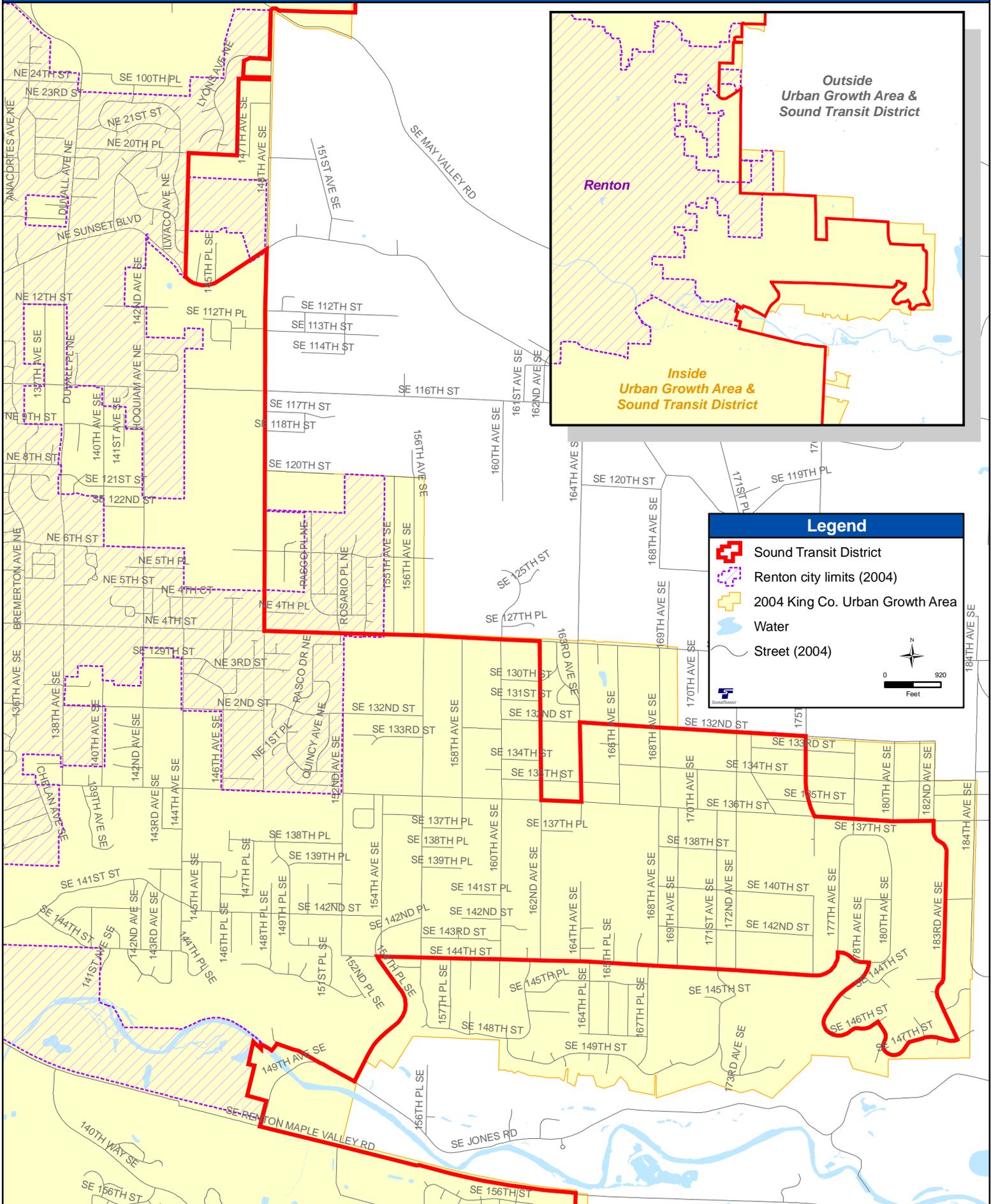
Sound Transit has three taxing sources: sales tax, Motor Vehicle Excise Tax, and a car rental tax. There is no Sound Transit property tax.

All persons living within the proposed Sound Transit district boundaries at the time the District was authorized in 1996 should have had the opportunity to vote in favor of or against the creation of Sound Transit at the polls. Subsequent votes in the area east of Issaquah resulted in expansion of the Sound Transit district boundaries to include that area. The Sound Transit district boundary was also adjusted by action of the State Legislature and the Sound Transit Board to incorporate all parts of the City of Covington because the Sound Transit election and the incorporation vote of the City of Covington occurred at the same election (November 1996) and there were differences in the geographical limits described between the two measures.

Improvements in geographic information systems since 1996 have allowed a refinement of the Sound Transit district boundary — where there may have been a discontinuity between voter precinct boundaries and the taxing records initially established for Sound Transit.

If you have questions about your Sound Transit taxes (which appear on your vehicle license renewal forms) you may contact: Sound Transit Customer Services at 1-877-755-4550.

Renton City Limits, Sound Transit District, and King Co. Urban Growth Area



Legend

-  Sound Transit District
-  Renton city limits (2004)
-  2004 King Co. Urban Growth Area
-  Water
-  Street (2004)

0 920 Feet

North Arrow

What are the differences between CITY AND COUNTY FINANCES?

How Can Renton Afford to Be Our Government if King County Says it Can't?

State law gives different taxing authority to Cities and to the County. As a government, the City has a strong commercial sales tax base: its major sources of revenue are property tax, sales tax and utility tax. King County in contrast does not have a large commercial sales tax. It is highly dependent on property taxes, and receives comparatively little sales tax. Under state law, the County cannot impose utility taxes.

For both the City and the County, property tax revenues are capped at a growth rate of 1% per year plus the value of new construction, absent voter approval for more. Service costs are growing faster than 1% per year for both the City and the County. The City, however, has other revenue sources that tend to keep pace with the growth of service costs – sales tax and utility tax revenues. The County does not have this flexibility, so to balance its budget. County services have had to be significantly cut in recent years. Examples of such cuts include the elimination of all park and recreation service programming and reduction in local human services programs.

King County is required by state law to provide a variety of basic regional services (public health, public records, licensing and elections, superior and district courts and jails), and to be the local service provider in all areas outside city limits (for services such as local roads, land-use and permitting, and the sheriff).

Renton has long-standing policies that call for focusing future business and residential growth in the downtown area, and investing in the community to strengthen businesses and neighborhoods, diversify the City's tax base, and encourage new development balanced between retail, office and industrial uses (such as one sees in downtown and southern parts of the City of Renton). The City also encourages high-density housing in downtown Renton for people who work for those businesses, and the redevelopment of the Boeing properties south of Lake Washington. Also see representatives at Tables 1 or 4 to discuss the City or County perspectives about this issue.

How Will Annexation Affect LOCAL SERVICE PROVIDERS?

Who provides service to the East Renton Plateau now and who will provide it if the Plateau is annexed by the City of Renton?

Public services that would not change include sewer service, water service, schools, regional transit, health services, and regional parks. In other words, after annexation, existing school district boundaries would remain as they are, and regional transit, health and regional parks will continue to be provided by King County. Service delivery would change—from County to City—for police, land-use planning and permitting, and local parks.

Service	Served Now By...	If Annexed to Renton...
Schools	Renton and Issaquah School Districts	No change
Library	King County Library System	Renton Library System
Water	King County Water District 90	No change
Sewer	City of Renton Utilities Department	No change
Garbage	Waste Management (holds solid waste certificate for the area)	Waste Management (contract with Renton)
Legislative (Council)	Metropolitan King County Council	Renton City Council
Parks	King County Parks & Recreation	City of Renton Parks & Community Services
Permitting and Zoning	King County Development & Environmental Services (DDES)	City of Renton Planning Department
Fire & Emergency Medical Services	City of Renton Fire Department (contracted to Fire District 25)	No change
Animal Control	King County Animal Control	Renton Police Department
Police Services	King County Sheriff	Renton Police Department
Local Roads	King County Dept of Transportation	Renton Public Works Department
Bus Service	King County Metro	No change
Court Services	King County District Court (misdemeanors) King County District Court (small claims)	Renton Municipal Court – (misdemeanors) King County District Court (small claims)

Why Can't the Plateau Just STAY UNINCORPORATED?

No one can compel the Plateau to annex as a community. However, individuals whose property is contiguous to the City limits have the right to seek annexation on their own, and the City has very limited discretion to deny those annexation requests that meet legal requirements.

Why Are Urban Areas Being Encouraged to Annex?

The Growth Management Act, King County Countywide Planning Policies, and the King County and Renton City Comprehensive Plans, encourage all unincorporated areas inside King County's Urban Growth Boundary to pursue incorporated status through either annexation or incorporation. State law (RCW 36.70A.110) provides the underlying rationale for these policies: "In general, cities are the local government most appropriate to provide urban governmental services."

Encouragement to annex is happening in response to the direction of state law in the Growth Management Act (GMA) and the framework of policies intended to guide jurisdictions to plan for the future, developed jointly by King County and its cities. These policies, referred to as the Countywide Planning Policies, are King County and the suburban cities' inter-jurisdictional plan for implementing the goals of the Growth Management Act. As directed by the GMA, these Countywide Planning Policies explicitly address the status of unincorporated urban areas. Among other things, the policies call for:

- Elimination of unincorporated urban islands between cities.
- The adoption by each city of a Potential Annexation Area, in consultation with residential groups in the affected area.
- The annexation or incorporation of all unincorporated areas within the urban growth boundary within a 20-year timeframe (1993 – 2012).

In urban unincorporated King County, there are currently 10 large areas (including West Hill, Fairwood, North Highline and Juanita) that have yet to be annexed to a city or incorporate into a new city. There are now about 218,000 residents in these urban areas for whom King County and special districts currently provide local services. Over time, King County will continue to be the provider of regional services to all 1.7 million residents of King County, and the provider of local services to people who live outside of cities (including some 136,000 people in rural King County).

The Plateau is part of Renton's Potential Annexation Area. There are no other cities to which the Plateau is adjacent and thus could annex. The decision to annex must be mutual: both the City and a majority of area residents must actively choose to pursue annexation. Under current City policy, residents or property owners would need to circulate for signature a "10% annexation petition" to formally begin the annexation process.

We Hear the County Can't Afford to Continue to Serve Some Areas. What Does That Mean?

King County faces a situation in its General Fund in which long-term expenditure growth exceeds revenue growth. As a result of this budget situation and as matter of policy, King County unable in the long term to provide urban services in the unincorporated areas, compared to the local urban revenues that are generated there. For example, in East Renton the County spends \$1.4 million on local services such as roads, police, courts, building permits and inspections, and surface water management. The area generates about \$600,000 in local tax revenues at County rates. As noted earlier, 1.7 million residents depend on county-wide services such as criminal justice, elections, and public health. Regional service levels are being eroded by transferring regional revenues to cover this local service gap across the County. Local services have also been cut back in recent years as a result of the budget gap. The County is taking steps to close that financial gap between revenues and expenditures, but it is not likely to be resolved in the near-term.

In 2003, the County Executive's Budget Advisory Task Force also identified annexation of the remaining urban unincorporated areas as not only helping accomplish the region's land use vision but also noted annexation "*may be the single most important step the County can take to address its fiscal challenges.*" From this the County established the 3-year Annexation Initiative, to encourage potential annexing cities and for unincorporated areas, through funding and other resources, to discuss and plan changes in governance to incorporated status. The Initiative is intended to be a positive step toward assisting communities to determine their own future.

The County has cut about \$100 million from the general fund in the last 4 years from all service areas, with parks and human services taking the biggest reductions. All services will continue to face budget pressure, and for now, policy makers face the decision to keep covering local service costs in urban unincorporated areas, or to use those dollars for regional services.

GROWTH MANAGEMENT OVERVIEW: URBAN GROWTH AREA, RURAL AREAS AND ANNEXATION

August 2005

The **Growth Management Act (GMA)** is a state law passed in 1990 and amended several times thereafter. It requires the largest and fastest growing counties and the cities within those counties to develop rational policies to accommodate growth in Washington. GMA requires these jurisdictions to develop and adopt comprehensive land use and zoning plans consistent with the policies in GMA, and to adopt regulations to implement these plans.

GMA requires city and county comprehensive plans address issues including land use, transportation, housing, facilities and services, utilities, natural environment and economic development.

GMA also required cities and counties to work together to develop a set of framework policies to guide development of their individual comprehensive plans. These framework policies are known as the **Countywide Planning Policies**, or “**CPPs**.” In King County, the CPPs were first adopted in 1992. The CPPs have been amended several times. GMA requires that county and city comprehensive plans be consistent with the CPPs.

As required by GMA, the King County CPPs establish the **Urban Growth Area (UGA)** which delineates the area into which future growth will be directed. All areas inside the UGA are considered urban and areas outside the UGA are considered as **rural or resource lands**.

The King County CPPs identify 15 “**Urban Centers**” within the UGA. The Urban Centers are the primary place in which the cities and the County agree to target future population and employment growth and the infrastructure necessary to accommodate that growth. Some of the currently designated centers are Downtown Seattle, Northgate (in Seattle), Downtown Bellevue and Downtown Renton.

Under the **King County CPPs**:

- The UGA must be able to accommodate at least 20-years of projected household and employment growth (LU-25). In order to ensure this goal is met, the cities and the County have agreed to a set of specific population and employment growth targets for each individual city and the County. All cities and the County must enact zoning that will reasonably ensure these targets levels of employment and population (measured by households) are accommodated.
- Rural areas shall have “low densities which can be sustained by minimal infrastructure improvements, such as septic systems and rural roads.” (LU-10).
- The UGA boundary may only be changed if the proposal is ratified by at least 30 percent of the city and County governments representing 70 percent of the population in King County (FW-1)

The **King County Comprehensive Plan** states in part:

- “The Urban Growth Area line is considered long-term...” There are strict criteria for any shift in the line. (RP-106)

- “Development standards for urban areas should emphasize ways to allow maximum permitted densities and uses of urban land while not compromising the function of critical environmental areas....” (U-111)
- “It is a fundamental objective... to maintain the character of [the] designated Rural Area.” (R-101)
- The UGA may only be amended every 4 years as part of major comprehensive plan updates. The next 4-year cycle will be in 2008. (RP-304)

The King County CPPs set forth a long-term vision whereby in 20 years from their first adoption (so, by 2012), all urban areas of King County should be part of cities—preferably through the process of **annexation**, but in some cases by incorporation of new cities. This vision is summarized in the following three excerpts from the CPPs:

- “Cities are the appropriate provider of local urban services to Urban Areas either directly or by contract. Counties are the appropriate provider of most Countywide services. Urban services shall not be extended through the use of specific purpose districts without the approval of the city in whose potential annexation area the extension is proposed. Within the Urban Area, as time and conditions warrant, cities should assume local urban services provided by special purpose districts.” **FW-13**
- “In order to transition governmental roles so that the cities become the provider of local urban services and the County becomes the regional government providing countywide and rural services, unincorporated Urban Growth Areas are encouraged to annex or incorporate within the 20-year timeframe of these policies. To achieve this goal, all cities that have identified potential annexation areas shall enter into interlocal agreements with King County that includes a plan for development standards and financing of capital and operating expenditures during the period prior to annexation.” **RF-5**
- “In collaboration with adjacent counties and cities and King County, and in consultation with residential groups in affected areas, each city shall designate a potential annexation area. Each potential annexation area shall be specific to each city. Potential annexation areas shall not overlap. Within the potential annexation area, the city shall adopt criteria for annexation, including conformance with Countywide Planning Policies, and a schedule for providing urban services and facilities within the potential annexation area. This process shall ensure that unincorporated urban islands of King County are not created between cities and strive to eliminate existing islands between cities.” **LU-31**

As noted, both City and County comprehensive plans – setting forth land use and zoning -- must be consistent with the CPPs. GMA and the CPPs allow for some flexibility to modify zoning and residential density requirements as between jurisdictions. That is, County urban zoning and city urban zoning can differ and still be consistent with the CPPs. Development standards—covering issues such as road width, surface water drainage facilities, street lighting, etc.--can also vary extensively from one urban area to another.

HOW TO ANNEX TO A CITY

An overview of the annexation process

Under the State's Growth Management Act:

- A City may only annex areas contiguous to its borders.
- Only territory within the urban growth area may be annexed by a City. Rural areas cannot be annexed.
- If territory is claimed by one city as part of its potential annexation area, that territory may not be annexed by a different city.

Annexation Methods

In Washington state there are five methods of annexation. They are described briefly below:

- 1) Election Method Annexation:** Residents can file a petition (in prescribed format, signed by not less than 10 percent¹ of the number of voters in the area to be annexed who voted in the last general election) with the city asking for an annexation election. The city need not agree to hold the election. Alternately, the legislative body of a city or town may adopt a resolution calling for the annexation of certain territory by election. In both cases the city and files a resolution with the County Council. The County Council then adopts an ordinance setting the date for an election on the question of annexation. Only registered voters within the proposed annexation area may cast ballots in the election. The annexation is approved if supported by a simple majority of those voting.
- 2) Direct Petition Method Annexation ("60% petition"):**² Annexation is initiated by filing two separate petitions with the city. The first petition is signed by owners of property representing not less than 10% of the assessed value of the property in the area proposed to be annexed. This filing notifies the city of the residents' intent to commence annexation proceedings. The legislative body then accepts, rejects, or geographically modifies the proposed annexation. A second petition must then be signed by the owners of properties representing not less than 60% of the assessed valuation of the area proposed to be annexed (i.e., not all property owners must sign/agree). The legislative body of the city or town then holds a public hearing and rejects or accepts the petition. If accepted, the petition is submitted to the Boundary Review Board ("BRB", see description below). The BRB may expand or contract the area to be annexed based on certain criteria. The city may then accept the revised petition, or reject it entirely. Annexation is finalized by the adoption of an ordinance by the city council. This the most common method of annexation in King County.
- 3) 50/50 Direct Petition Method:** In this method, annexation is initiated by securing signatures of both landowners and registered voters. The community initiators (owners of not less than 10% of the land area **or** not less than 10% of the area's *residents*) must notify the city council of their intention to commence annexation. The city sets a meeting with the initiating parties to determine whether the city will accept, reject or modify the proposed annexation. A second petition, in form approved by the city, is then prepared and must be signed by at least 50% of the *registered voters* in the area **and** the owners

¹ The 10% requirement is applicable in Code Cities (most cities are code cities); in other types of cities and towns, the petition threshold is 20%.

² This paragraph describes requirements for annexation to Code Cities; non-code city requirements differ.

of at least 50% of the *acreage* of the area. Following submittal of the petition, the city holds a public hearing and then decides whether to annex (it may reject the annexation, despite having a valid petition).

- 4) **Annexation of Small Unincorporated Islands Method:** This method is only applicable to areas less than 100 acres in size where at least 80% of the area boundaries are contiguous to the city or town. A public hearing must be held, after which the city passes an ordinance to annex. The annexation is subject to resident referendum (i.e., can be overturned) if a petition signed by at number of residents of the area equal to at least 10% of the area residents voting in the last general election is filed with the city within 45 days of the date the city ordinance is adopted. If such a petition is filed, an election on the issue is held and the annexation must be approved by not less than 50% of those persons in the area voting on the matter.

- 5) **Annexation by Interlocal Agreement Method:** This relatively new method of annexation (2003 legislature) allows for annexation to occur based on an *agreement between that city and the County*—but the agreement (and thus the annexation) can be overturned by residents of the proposed annexation area. This method may only be used to annex areas bordered at least 60% by one or more cities. Following a public hearing(s) and approval of the annexation agreement by the city and County, the city council adopts an ordinance annexing the territory. The ordinance must set an annexation effective date at least 45 days following the date the ordinance is adopted. If, during that 45 day period, a petition is filed with the city signed by not less than at least 15% of the registered voters of the area, then an election on the question must be held at which at least a simple majority of those persons voting on the matter approve the annexation.

The Role of the Boundary Review Board

The Washington State Boundary Review Board for King County (BRB) is responsible for reviewing all city and special district (water, sewer, fire) annexations in the county. It evaluates annexation proposals for consistency with state and local laws. The BRB also provides direct assistance to residents on annexation questions, such as how to file a petition or challenge an annexation proposal. The BRB also provides information to those seeking to create new cities through incorporation. The King County BRB may be reached at 206-296-6800 or <http://metrokc.gov/annexations>.

Boundary Review Board Evaluation of each annexation proposal: Under all annexation methods described above (excluding the “interlocal agreement” method), there is a point at which the annexation proposal is submitted to the BRB. After ensuring the proposal is technically complete, the BRB circulates a notice of intent (“NOI”) and staff analysis of that document to other affected governments such as King County, adjacent cities, water and sewer providers. Affected parties (including the applicant, citizens via a petition, affected jurisdictions or the County Council) may “invoke jurisdiction” of the BRB, asking it to formally approve, reject or modify an annexation proposal. A public hearing is held at which the BRB takes testimony from all interested parties. The BRB then issues an opinion approving, rejecting or modifying the proposed annexation. The BRB decision may be appealed to King County Superior Court.

What Are Our...

GOVERNANCE OPTIONS?

Is Renton Our Only Annexation Option? Why?

Theoretically, residents of the East Plateau have three governance options:

1. **Status Quo: Remain Part of Unincorporated King County.** In this case, the type and level of service is not likely to keep pace with real estate development or demand for services. See Table 4 for more about the County's role. Piecemeal annexation of the area will continue under this option, for properties adjacent to city limits.
2. **Incorporate as a New City by Vote of the Residents.** If the East Renton Plateau were to vote to incorporate, the city would have a small population base and virtually no commercial tax base to support service delivery (fire, police, planning and zoning, etc.).
3. **Annexation to an Adjacent City.** The only city directly adjacent to the Plateau is Renton. Through petition; election; or city-county agreement, annexation can occur with the city and residents' consent.

Why Can't We Join Newcastle, Issaquah, or the proposed City of Fairwood?

By state law, cities can only annex areas that share boundaries with existing city limits. A city cannot "jump over" an area in order to annex another, and an annexation boundary cannot leave out islands of territory. In addition, rural areas that sit outside the Urban Growth Boundary cannot be annexed to a city. Because there is land outside the Urban Growth Boundary between East Renton Plateau and Issaquah and Newcastle, the area cannot be annexed by these cities.

Renton and rural areas also separate the East Renton Plateau from the proposed boundaries of the City of Fairwood except in one small area, so the Boundary Review Board and King County would probably challenge the addition of the area to those boundaries, since the law requires "logical boundaries," "logical service areas," and "community continuity."

Finally, the Growth Management Act requires cities to designate and adopt Potential Annexation Areas (PAAs). A PAA is an area that a city has committed to eventually annex. PAA designations can only be changed by cities updating their Comprehensive Plans, and the East Renton Plateau is inside the adopted East Renton Plateau PAA, which designates the area to be annexed to Renton.

How is annexation likely to occur on the East Renton Plateau?

State law and King County's Countywide Planning Policies encourage annexation of urban areas to cities. To implement these policies, King County and cities are working to annex or incorporate all areas in the urban growth boundary by 2012.

In 1990, King County decided as part of Growth Management planning to designate the East Renton Plateau as urban. Under countywide policies that direct how services will be provided to urban areas, Renton agreed to be the future service provider for East Renton Plateau. As a result, the City

designated the area as part of its Potential Annexation Area (PAA). Since that time, Renton has annexed small areas because property owners totaling at least 60% of the total assessed value of the area have requested annexation.

No one can compel the Plateau to annex, but annexation will likely happen in one of the two following ways on the East Renton Plateau:

1. The Plateau continue to annex incrementally to Renton with 60% of property owners petitioning in smaller geographic areas, as has been occurring for the last few years; or
2. Residents can seek annexation together as a community through an election, initiated by a 10% petition as described above.

King County Annexation Initiative

The King County Annexation Initiative is a County effort to promote annexation and incorporation of the remaining urban unincorporated areas (that is, areas outside city limits but inside the urban growth area) of King County, consistent with the state Growth Management Act and planning policies enacted over a decade ago by cities and King County government.

Annexation is the process by which an area becomes part of a city. State law gives control over annexation decisions to cities and residents of unincorporated areas. The King County Annexation Initiative is directed at providing community outreach and information, as well as financial incentives for cities to take steps to complete annexations. The Initiative is in its second year, and is supported by over \$10 million in County funds for city incentives and outreach. The County is

focusing its efforts on the ten largest remaining urban unincorporated areas (see Table) but is also working to promote transfer of the dozens of much smaller islands of urban service responsibility that have been left behind by annexations and incorporations over the years.

Most of the largest unincorporated urban areas have been “claimed” by cities as part of their planned future territory. Annexation rates have slowed in recent years. There are a variety of challenges to implementing annexation plans. The primary challenge is financial: remaining urban unincorporated areas are largely residential in nature. Residential neighborhoods do not generate the sales tax or other revenues typically needed to support urban service levels. Large residential annexations stretch city budgets as more residents must be served without commensurate city revenue increases.

King County is also struggling to preserve service levels to these urban communities. The County has cut over \$100 million from its budgets in the last three years and expects to

Goals of the Annexation Initiative

- Preserve the quality of local services to urban communities by transferring governance responsibility to cities, which have more revenue options available for funding urban local services than does the county
- Preserve the quality of county regional and rural local services by providing financial relief to these budgets dependent on general county tax revenues
- Ensure the smooth transition of services from the county to the cities for citizens as well as county employees and departments

-- King County Council Motion
No. 12018, September 2004

King County's 10 Largest Urban Unincorporated Areas as of 2004

Area	Population (2000)	City with adopted annexation plans for this area
East Federal Way	20,300	Federal Way
East Renton	7,400	Renton
Eastgate	4,600	Bellevue
Fairwood	39,400	Renton
Kent North East/Panther Lake	23,600	Kent
Finn Hill/Juanita/Kingsgate	31,700	Kirkland
Klahanie	11,000	Issaquah
Lea Hill	8,200	Auburn
North Highline/Boulevard Park/ White Center	32,400	None (<i>Seattle and Burien now studying</i>)
West Hill	14,000	None (<i>Seattle and Renton now studying</i>)

continue to cut programs every year for the foreseeable future in order to balance its budget. Among the recent cuts have been elimination of recreational programming in parks and community centers and elimination of most new road capacity projects.

Transfer of urban local service responsibility to cities is both consistent with the regional growth management plans and will make it possible for the County to stabilize service levels for the County's regional service responsibilities (public health, juvenile detention and adjudication, superior court, felony prosecution and public defense, elections, property assessment, public records, etc.). Regional growth plans recognize that cities have a greater ability to provide urban local services than does the County, given both the variety of revenue tools available to cities, and given the fact that the tax revenue engines that support urban services—downtown commercial areas—are located in cities.

Since 1989...

- 10 new cities have incorporated, moving over 250,000 people into cities
- 70,000 people have annexed into existing cities

Today...

- Of King County's nearly 1.8 million residents, over 1.4 million live in cities
- Approximately 136,000 live in rural areas
- Over 218,000 live in urban areas outside of cities—a population equivalent to the second largest city in the state
- Some urban unincorporated communities are very large: the Fairwood/Petrovsky area covers nearly 6900 acres and has over 39,000 residents. Others "islands" are very small--a few acres and a handful of residents.
- There are 62 islands of urban unincorporated area of 100 acres or less

The inefficiency of providing local services to a scattered patchwork of geographically isolated areas is another reason that King County is encouraging annexation of these areas to adjacent cities.

Three independent commissions have recently called for the County to take steps to encourage remaining urban unincorporated areas to become part of cities (King County Budget Advisory Task Force, King County Municipal League, and King County Commission on Governance). County Executive Ron Sims first proposed the initiative as part of the 2003 County budget.

The Countywide Planning Policies developed jointly by the cities and King County in the early 1990s as required by the state Growth Management Act call for all parts of the urban area to be part of a city no later than 2012. At the rate areas are now annexing to cities, this goal will not be met until the year 2029. Incentives and action to accelerate the pace of annexation are needed: the King County Annexation Initiative responds to this need.

How would annexation affect

DRAINAGE AND SURFACE WATER MANAGEMENT?

King County Surface Water Management services in the East Renton area are provided primarily through the Water and Land Resources Division's Stormwater Services unit. Services can be generally described as follows:

1. Coordinate, track, and demonstrate County compliance with state and federal stormwater management regulations
2. Update and facilitate implementation of County stormwater regulations applied to development
3. Investigate and respond to drainage and water quality problems reported by citizens
4. Enforce correction of drainage code violations to solve reported problems where indicated
5. Conduct plans or studies to analyze stormwater impacts/problems and recommend mitigation/solutions
6. Provide emergency response during severe storm or flood events
7. Enforce the County water pollution code's required use of pollution prevention best management practices
8. Operate, inspect, and maintain County-owned drainage facilities. There are 22 such facilities in East Renton.
9. Inspect and enforce proper operation and maintenance of drainage facilities for commercial properties that are maintained by property owners. There are five such facilities in East Renton.

Currently there are no planned capital improvement projects for surface water management on the Plateau.

The City of **Renton** Surface Water Utility is part of the Planning/Building/Public Works Department and is funded to effectively manage storm and surface water runoff within the City. The City addresses the same surface water management issues as the County does in items 1-6 above, managing drainage issues from a City perspective and according to City code. In addition, the City provides the following services:

1. Maintain, operate and inspect all publicly-owned storm systems and facilities.
2. Develop and implement an annual Capital Improvement program to replace and improve infrastructure, to reduce flood hazards and problems, and to protect water quality and habitat.
3. Provide technical assistance to other City Departments on projects and programs.
4. Maintain a storm system inventory database and map of storm systems in the City
5. Coordinate with adjacent and regional jurisdictions regarding surface water management regional issues and solutions.

These services would be provided to the area following annexation. The City of Renton Surface Water Utility would assume ownership of all county owned stormwater facilities when an area is annexed into the City.

Capital improvements to address drainage problems are incorporated into the Surface Water Utility's 6-year Capital Improvement Program in order of priority compared to all problems citywide. The average annual capital improvement program expenditure is approximately \$2,500,000.

How Will Annexation Affect SEWERS AND SEPTIC SYSTEMS?

Does Annexation Affect the City of Renton's Extension of Sewer to East Plateau?

No. In the late 1990's, the City of Renton was designated the sewer provider for the East Renton Plateau. Renton currently provides sewer service in the PAA, so all Renton regulations identified below apply whether or not annexation occurs. Annexation will not change how quickly or slowly sewer service will come to the Plateau.

Am I Required to Connect to the City's Sewer System?

If the East Renton Plateau annexes to the City, no one will newly be required to connect to the City's sewer system. Connection to sewer is required only where the property is within 200 feet of an available sewer main AND one of the following is true:

- The user has a failed or failing septic system; OR
- Property development occurs as part of a subdivision ; OR
- A property owner has been included in a Local Improvement District (LID) for sewer connection. (An LID is formed when property owners organize to undertake a neighborhood improvement project, such as sewers, street paving, or sidewalk improvements.)

What Are the Costs to Connect and When Would They Need to be Paid?

There are three types of fees associated with sewer connection. These are described in turn below (Part 1 Fees, Part 2 Fees, and Monthly Rates.) Again, all fees described below apply to sewer connections whether or not the property is annexed to the City of Renton.

Part 1 Fees

Cost	Due At	Paid To	Amount
King County Capacity Charge (can be paid over 15 years at about \$34.05/month)	Connection	King County	\$4,300
System Development Fee	Connection	Renton	\$900
Sewer Side Connection	Connection	Renton	\$60
Right of Way Access	Connection	Renton	\$30
Special Assessment: East Renton Interceptor (per-household charge for Renton's construction to bring sewer to the area)	Connection	Renton	\$320
King County Permit Fee (for Renton's Right of Way Permit with King County)	Connection	Renton	\$300
Total Part 1 Fees (County Plus City)			\$5,910

Part 2 Fees

Commonly known as frontage fees, there are three different scenarios. The scenario that would apply would depend on the financing method of extending the sewer system to serve your property. The total cost will depend on factors such as the total cost of the sewer system extension, the linear feet of property that will connect to the system, and other variables. Because of these variable factors, a property with an area of 7,200 square feet would pay between \$3,000 and \$10,000 for Part 2 Fees. Fees are paid to Renton at the time of connection to the system.

- Scenario 1: Local Improvement District;
- Scenario 2: Special Assessment District;
- Scenario 3: Developer Late-Comer Agreement. Fees paid to Renton are distributed to the developer.

Monthly Rates

Once connected, monthly sewer rates are \$25.60 for County treatment portion of the bill, both in-City and out-of-City. The Renton portion of the bill is \$13.43 in-City, and \$20.15 outside the City. Renton's Utility Tax is 6%, same as for all other utilities.

I Want to Keep My Septic System. Can I Build Here Without Connecting to Sewer? How Does Annexation Affect That?

Commercial development is not permitted on property served only by septic systems. Residential septic systems are regulated by the King County Health Department, even inside city boundaries. Conditions for septic systems to operate vary with each property, and are not related to annexation.

For **existing** residential property, a building permit is required to make any significant changes that add square footage (bedrooms, deck, recreation room, detached garage). The Health Department is required to review all remodel projects when the house is served by a septic system. Construction cannot begin until the local building department authorizes the project, and the septic system condition and capacity must be comparable to the changes made to the house after the remodel is complete. The Health Department has requirements for additions to existing homes to meet specific standards for on-site sewer systems. If a property cannot meet the standards, then improvements to existing homes may be delayed or prohibited until sewers are available.

New homes may be built on individual lots and remain on septic systems if they are:

- Greater than 200 feet away from existing public sewer; and
- Have a minimum lot size of 12,500 square feet; and
- Meet soils characteristics that are required (the site has to "percolate" properly) to have an "on-site sewer" (septic) system; and
- Meet the King County Health Department's criterion for infeasibility to connect to sewer.

However, a temporary service agreement will be required to be executed that requires connection to sewer, once sewer is extended to the property.

If East Plateau Annexes, What Happens With GARBAGE AND RECYCLING SERVICE?

What Happens Today With Garbage and Recycling Service?

Each household is different. Residents and businesses have the option of subscribing to solid waste services or they may haul their own materials to a King County Transfer Station. Curbside collection services are available in unincorporated areas of the County, but collection by a hauling company is not required in unincorporated areas or in cities that do not have mandatory collection services.

Garbage collection in unincorporated areas of the State is provided by solid waste companies that hold the Certificate for a particular area, and King County Solid Waste Division has authority to set rates for transfer and disposal of materials. In unincorporated areas of the State and in cities that do not contract for collection services, the Washington Utilities and Transportation Commission (WUTC) has the authority to approve rates of private solid waste haulers. Residents of East Renton would pay the following collection rates listed below, today, depending on their approach to disposing of solid waste:

- If residents haul their own garbage and recycling material to transfer stations periodically, the minimum charge for disposal at each visit is \$15.25, or \$88.17 per ton, with additional fees for certain recyclables (such as appliances with refrigerants). King County Solid Waste has 8 transfer stations and 2 drop boxes in King County; the nearest to East Renton are in Enumclaw and Renton.
- Some households purchase curbside collection from Waste Management once a month. A typical household of up to four people usually uses one 32-gallon garbage cart at a cost of \$11.90 per month, which totals to \$143 per year.
- Other households purchase weekly garbage and recycling collection. One 35-gallon garbage cart collected weekly costs \$19.05 per month, which totals to \$229 per year.
- In both cases, recycling collection every other week is included in garbage collection charges.
- Curbside yard waste service is also available weekly March through November, every other week December through February for an additional monthly cost of \$9.00.

What Would Change About Our Service if We Annexed?

The current provider of solid waste for those who choose it on the Plateau is a private hauler named Waste Management. Upon annexation, the area would come into the City under a provision of Renton's current contract with Waste Management, and would be provided weekly garbage, recycling and yard waste collection. The service and associated fees would be mandatory.

Any part of the annexation area served by another hauler (such as Allied Waste) would not be subject to the mandatory provision, and the existing hauler in the area would continue to provide service, for a period "not less than 7 years." What this means is that the hauler holding the Certificate for the area

would continue to provide service to all customers who opt for curbside collection, and a seven-year grace period would apply after annexation before residents would be required to sign up for garbage collection in Renton. The City of Renton would not initiate mandatory service until the City takes over the area and customers come under the contract.

The City of Renton’s rates are generally lower than those in unincorporated King County for combined garbage, collection and yard waste collection. However, if residents are not currently paying for garbage service, these collection fees would represent a new cost to some households. Differences in collection rates are listed in the table below.

How Do Solid Waste, Recycling and Yard Waste Fees Compare?

The table below gives a comparison of one example of a household with a 32-gallon garbage can, receiving recycling service and yard waste.

Waste Collection Service	King County	City of Renton
One 32-gal Garbage Cart - Collection <i>Frequency of Collection:</i>	\$18.05 <i>Weekly</i>	\$13.44 <i>Weekly</i>
All-in-One Recycling Cart - Collection <i>Frequency of Collection:</i>	Included in rate above <i>Biweekly</i>	Included in rate above <i>Weekly</i>
64-gal Yard Waste Cart - Collection <i>Frequency of Collection:</i>	\$9.00 <i>Weekly in summer, bi-weekly in winter</i>	Included in rate above <i>Weekly</i>
Total Monthly Charges	\$27.05	\$13.44
Annual Cost	\$324.60	\$161.28

Where Can I Learn More?

King County Solid Waste Division: 206-296-4466 (information line) or

<http://www.metrokc.gov/dnrp/swd/garbage-recycling/index.asp>

City of Renton Public Works: 425-430-7201 (information line), or

www.ci.renton.wa.us/pw/utility/collserv.htm

City of Renton Utility Billing: 425-430-6852

Would my ADDRESS CHANGE?

Would my area code or zip code change?

Neither would change upon annexation. Changes to telephone area code is a decision made by private telephone companies and the Utilities and Transportation Commission. An area's zip code is determined by the U.S. Postal Service.

Would my street address change upon annexation?

Yes. For ease of public safety response to emergencies, Renton Police and Fire Departments identify residents of the city based on a Renton address and:

- A four-digit or less house number and a two-digit street address.
 - Example: 2006 SE 18th Street

OR

- A four-digit or less house number and a street name.
 - Example: 2006 Harrington Avenue NE.

Renton residents are also eligible for lower park and recreation fees than non-residents based on street address.

How Will Annexation Affect SCHOOL DISTRICT IMPACT FEES?

What is a school district impact fee?

A school district impact fee is the amount of money that a jurisdiction collects from each newly constructed dwelling unit to offset the costs of growth in the local school district. The school district impact fee is collected so that developers of new construction pay a one-time fee to share in the costs of growth.

Impact fees are only charged to new development. Existing homes (or remodels of existing homes) are not subject to the fee. Jurisdictions pass the collected fees on to the school district, which applies the money toward the rehabilitation and expansion of existing facilities, and the construction of new facilities to serve the growing population. School districts ask jurisdictions to collect a set fee based on a Capital Facilities Plan, which contains a prioritized list of construction and rehabilitation projects that the district plans to undertake. Impact fee money is tracked, and if it is not used to offset the costs of growth within six years, it must be returned.

What impact fee does the City of Renton collect for the Issaquah School District?

The City of Renton currently collects \$2,937 per new single-family dwelling unit for the Issaquah School District (ISD). The ISD asked for the collection of an impact fee of \$4,996 for 2005. The City Council based the decision to collect less money than requested by the District based on three criteria.

1. The cost of a new home in Renton is much less than the cost of a home in any other jurisdiction in the district. If the City collected the full fee for the District, then development in Renton would pay a much higher percentage of the home price in impact fees. The table below shows the average 2004 single-family home price and the full impact fee as a percentage of that cost in each of the jurisdictions in the ISD. These average figures were computed from the 2004 sales prices of new homes within the boundaries of the Issaquah School District only.

City	2004 Average New SF Home Price	Impact Fee as % of house price*
Bellevue	\$ 1,026,660	0.49%
Issaquah	\$ 537,167	0.93%
Newcastle	\$ 865,124	0.58%
Renton	\$ 377,349	1.32%
Sammamish	\$ 515,378	0.97%

*Based on proposed Issaquah School District impact fee of \$4,996 for 2005

2. The City looks at school capacities for the ISD facilities that serve Renton residents.
3. Finally, the City examines the percentage of impact fees that are expended locally. According to the ISD's Capital Facilities Plan, only one school serving Renton residents is exceeding capacity: Liberty High School. However, there are no scheduled improvements to Liberty or any of the ISD schools serving Renton residents. Capital projects related to accommodate growth of the District in recent years have all occurred in Newcastle and the Sammamish Plateau.

What is the status of the Issaquah School District's request for a higher impact fee?

In April 2005, Craig Christiansen of the ISD spoke with the Renton City Council Finance Committee about this issue. From the perspective of the District, facility improvements benefit all students in the District regardless of geographical location, and collection of the full impact fee is important to sustaining a high level of service throughout the district. Additionally, Mr. Christiansen noted that the ISD may schedule capital improvements in Renton-area schools in their next plan.

After this presentation, the Committee agreed it would consider collecting a higher impact fee upon the submittal of a Capital Facilities Plan or bond proposal from the ISD that included improvements for facilities within the Liberty High School attendance area. At present time, the ISD is preparing a new capital improvement proposal and the City of Renton is waiting to hear from the District on the results of their process.

What impact fee does King County collect for the Issaquah School District?

King County collects the full fee of \$4,996 for the Issaquah School District.

What impact fee is collected for the Renton School District?

None. Currently, the Renton School District has excess capacity in its schools and has not asked the City or County to collect an impact fee on its behalf.

How does annexation affect the collection of school impact fees?

For properties in the Renton School District, there will be no change. For properties in the Issaquah School District, there is a difference in the impact fee amount collected by King County (\$4,996) and the amount collected by the City of Renton (\$2,937). Under the current policies, property owners building new housing units on their property would pay \$2,059 less in school impact fees if they annexed to the City of Renton.

How Will Annexation Affect PRESERVATION OF GREEN SPACES?

What is meant by "green spaces?"

Feedback from the advisory board and residents suggest that citizens are concerned about the number of trees being cut and the quality of landscaping in the area as development occurs.

There are five types of land that could be affected by development and would influence an area not "looking green" anymore. City and county regulations and programs address these spaces differently.

1. Unimproved portions of street edges;
2. Undeveloped areas within new housing developments maintained by a homeowner's association;
3. Vegetated areas on private property;
4. Pocket parks within subdivisions; and
5. Open space owned by public jurisdictions.

What are the differences between City and County regulations for each type of space?

1. **Unimproved portions of street edges.** Both King County and Renton require landscape plans for new development.

King County	Renton
For lots being developed, King County currently requires that trees be planted at a rate of one tree for every forty feet of frontage along all public streets. These trees must either be located within the street right-of-way or within 20 feet of the street right-of-way.	Renton's standards were adopted in 2004 in response to public concerns about the lack of landscaping on the NE 4 th /128 th corridor. Some development on the corridor was approved prior to adoption of these standards and landscaping was provided voluntarily by developers.
Deciduous trees must have a minimum caliper of 1.75 inches and height of ten feet, and coniferous trees must be at least 5 feet high. Multiple-stemmed trees of at least six feet in height are also allowed, but not within the street right-of-way.	Renton now requires at least two trees with a minimum caliper of 1.5 inches in the front yard or planting strip for lots being developed.
King County standards only require landscaping where attached (multi-family) residences abut single family residences.	Renton's new standards require 5 feet to 10 feet of new landscaping installed along road frontages for new single family subdivisions in addition to the tree planting requirements. The amount of planting is determined by whether the road is a neighborhood access road (5ft. standard) or an arterial (10 foot standard).

2. **Undeveloped areas within new housing developments** are usually critical areas, preserved in native growth protection tracts that are owned and maintained by a homeowner's association. Most trees that remain in a plat are in such areas. These are areas usually created through City or County critical areas regulations, and through clearing limits within zoning.
 - **Renton** allows native growth protection area easements to be counted in the minimum lot size of lots created through the subdivision process, but they may also be established as separate tracts of land.
 - This year (2005), **King County** repealed the Significant Tree Preservation Special District Overlay, which affected 81,000 properties in the unincorporated area because of the Critical Areas Ordinance (KCC 21A.24) and the Clearing and Grading Ordinance (KCC 21A.38) which apply Countywide. For Urban areas, King County requires conifer trees greater than 8 inches in diameter and deciduous trees greater than 12 inches in diameter shall be retained or replaced. The rate of retention and/or replacement is a function of the intensity of development. Project sites with 25 percent or more of the total gross site area in critical areas, critical area buffers or other areas to be left undisturbed, such as wildlife corridors, are exempt from these urban tree retention standards. (Source: King County Critical Area Ordinance User's Manual)
3. **Vegetated areas on private property** are usually included in the yards of larger lots owned and managed by property owners. Some tree replanting regulations and clearing regulations may apply in this situation.

In King County and Renton, as part of a permit to develop land, trees may be removed and replaced with new plantings. However, both jurisdictions also allow for "set-asides" using native growth protection area easements. Typically this occurs when there are critical areas on the site that can not be developed. Both jurisdictions allow voluntary "clustering" of lots within a developed area and when this occurs, natural vegetation can be preserved, but the land still can be developed at its maximum zoned capacity.

- **Renton** has larger lot width, depth, and size standards so a larger land area would usually be included in subdivided lots, but there are currently no regulations in place that limit vegetation removal on these larger lots.
- **King County** currently requires that landscape material provided within areas of undisturbed vegetation give preference to using native plant species.

Renton does not have regulations that specifically require tree preservation. Renton's new R-4 zoning standards include an incentive for clustering and preservation of open space/tree retention on 30% of all land area. Areas eligible for these cluster provisions are currently limited to lands adjacent to the R-8 zone so it is unlikely that 30% of the land in the R-4 zone will be preserved as open space. However, throughout the R-4 zone, the maximum density allowed under the Renton density system is lower than what would be allowed in King County. As a result, subdivisions created under the new Renton standards are expected to have either 1) larger lot sizes or 2) voluntary clustering with more open space within the plat.

4. **Pocket parks within subdivisions** are typically developed with lawn, re-planted trees, and play areas and are owned and operated by a homeowner's association. These are usually developed areas and are

not "natural" in terms of vegetation retention, but they do provide a neighborhood level park experience in many cases.

King County	Renton
<p>Allows construction of pocket parks in lieu of mitigation fees paid by developers. Because King County lot size standards are smaller than Renton's, developers can still get the maximum number of lots and create a small parcel that meets the King County standards, so the density remains the same. Developers also get to count water retention tracts in this category. It is usually less expensive for a developer to build the park rather than pay the mitigation fee. King County regulations set standards that define how that occurs.</p>	<p>Doesn't require construction of pocket parks, but will approve them with partial credit toward required parks mitigation fee, when they are located in a place that fits with overall local parks needs. Renton only gives partial credit because a portion of the City's parks mitigation fee goes to fund citywide facilities. Since Renton has larger lot sizes and only gives partial mitigation credit, developers usually pay the mitigation fee and put the value into a large home lot.</p>

5. **Open space owned by public jurisdictions.** Neither King County nor Renton require set-asides for open space owned by public jurisdictions.

A Comparison of DEVELOPMENT REGULATIONS

1. Basic Definitions

Land Use Designation: A planning and policy tool set in the Comprehensive Plan and used by a government to establish categories defining how specific parcels of land can be used.

- In the East Renton Plateau, **King County's land use designation** is Urban Residential – medium density, which allows 4 -12 homes per gross acre. This means that no fewer than 4 residential housing units per acre can be permitted here, and no more than 12 units per acre will be allowed. King County zoning allows attached dwellings (such as apartments and multi-family housing). Renton zoning does not allow any attached housing. The City of Renton will not provide sewer service for any type of use except for single-family residential units in this area.
- **Renton's land use designation** is Residential Low Density, which allows a minimum of 1 dwelling unit per ten acres for resource lands, up to a maximum of 4 dwelling units per net acre.

Zoning: A regulation that implements and is consistent with a specific land use designation. It provides the specific standards regulating how property is developed. In case of East Renton, if a person wants to develop in the area, the King County base zoning is R-4. Renton has 3 potential zones that could be applied upon future annexation to portions of the East Renton Plateau: R-4, R-1 and Resource Conservation. An area must have environmental constraints, equestrian facilities, pervasive infrastructure deficits and/or significant resource lands be designated at densities lower than 4 homes per net acre.

2. How King County and Renton Calculate What Can Be Built

- King County allows development based on gross density: (Total parcel acreage x zoning) + Transfer of Development Rights or Residential Density Incentives of up to 50% above what is allowed by the base zoning = Number of houses allowed.
- Renton allows development based on net Density: (Total parcel acreage – wetlands, roads, etc.) x zoning = Number of houses allowed.

Transfer of Development Rights: A King County program allowing a property owner in the rural area (outside the Urban Growth Boundary) to sell the right to develop their property. In exchange, they leave their parcel in a natural state forever, and this commitment is recorded on their deed. A developer then can use the TDR on top of the base zoning on another property inside the Urban Growth Boundary, and gets to build more houses where they would otherwise not be allowed.

3. An Example

Using a recent subdivision in East Renton Plateau as an example, the number of houses that could be allowed under King County versus Renton development regulations are:

	King County (gross density)	Renton (net density)
Number of acres	11.6	11.6 - 3.5 = 8.1 (Adjusted for roads, wetlands, etc.)
x Zoning Calculation	(x 4 units/acre) = 46.4	(x 4 units/acre) = 32.4
+ TDR or RDI Credit	11.6 x 2 = 23.2	0
Total houses allowed	69.6	32.4

4. If Renton’s Zoning Is Supposed to Result in Lower Density than the County’s, What Happened on 128th Avenue SE?

First, some of the development along 128th was already vested using the King County regulations. Due to differences in gross and net density as well as, smaller lot sizes and building setbacks, project started in King County usually achieve a higher density. Once an application is made, the regulations at the time of application stay throughout the development project.

However, some of the development occurred under Renton regulations as well. Portions of the area already annexed was planned as part of Renton’s Comprehensive Plan for higher density single family subdivisions surrounding the commercial area to provide housing and a lifestyle where people can walk to services. The planned density decreases along the NE 4th/128th corridor as you move east. The area immediately adjacent to the commercial areas (next to QFC) has Medium-density land use in the Comprehensive Plan and R-10 zoning (10 du/net acre). This zoning replaced multi-family zoning (R-18) in King County upon annexation. The area farther east is developed with several new subdivisions with Single-family land use and R-8 zoning. This is the zoning that Renton has in most of its residential areas throughout the city. The portions of the Plateau with this land use designation are mostly now annexed and in the process of development. The last new housing area already in the City limits (Maureen Heights and Amberwood) was developed under R-5 zoning.

In 2004 the City did an extensive review of the development occurring in this area in response to public concerns that the quality did not meet the vision and direction of the Comprehensive Plan. Several major changes were made in the R-10 and R-8 zones to require larger lot sizes and get better landscaping. In addition, Renton eliminated the R-5 zone last year and adopted a new zoning classification for the East Renton Plateau that limits development to a maximum of 4 houses per net acre, compared to the 6 houses per gross acre that are currently allowed by King County. Nothing has yet been developed under these regulations.

5. How much time and cost is it to get a permit in Renton vs. King County?

There are hundreds of answers to that question depending what the development project is. Using an example of adding a 10' by 20' deck to an existing house, a homeowner could expect the following time and costs:

King County has site-specific permit processes.

- If the house is on sewer and water and there are no wetlands, slopes, or sensitive areas, and the deck is right a ground level, it is possible to get a permit the same day for \$381.
- If the house has the same conditions but the deck will be above ground level, the permit takes two to three weeks to obtain for an estimated \$586.
- If the house is on septic or well systems with no sensitive areas, the Department of Health must approve the permit (two to six weeks for \$285) and then apply for Department of Development and Environmental Services (DDES) permits, above.
- If the property has sensitive areas, additional approval from the Department of Health must be given, which can take anywhere from 6-20 weeks depending on the backlog of applications. The range of cost for this permit is \$1000-\$3500, and then the DDES permits would need to be sought.

In Renton, the project would need to meet the residential zoning and setback requirements (minimum distance between all structures and property lines. If the deck is more than 30 inches tall, no permit is required. If the deck is more than 30 inches tall, the permit time would be 2-3 weeks and cost \$196.31.

How Will Annexation Affect Zoning for IN-HOME BUSINESSES?

How will the tax requirements of my in-home business change?

King County does not currently have a tax on home-based businesses, whereas Renton does have a tax, per individual worker, based on the number of hours worked. For an employee working 40 hours/week for a year, this tax amounts to approximately \$55/year. For more details, please see <http://ci.renton.wa.us/fis/buslic.htm>.

How will the size requirements of my in-home business change?

King County requires that the total area devoted to an in-home business be less than 20% of the floor area of the home, not counting attached garages and storage buildings. Renton's percentage limit is 25%, but Renton also puts a total size limit of 500 square feet on in-home businesses.

How will the parking requirements of my in-home business change?

In addition to required parking for the home, King County requires one on-site parking stall if a nonresident is employed, and one on-site parking stall if business services are rendered on-site. Renton, on the other hand, does not allow expansion of parking to support an in-home business.

How will restrictions placed on sales of goods and services change?

King County limits sales of goods to mail-order or telephone-order, with off-site delivery. Services may be rendered on-site, but all services must be arranged by appointment.

Renton allows on-site retail sales of products made on the premises, and they allow on-site services to be rendered without appointments. However, Renton does put limits on customer visits. No more than eight customer visits per day are allowed, and there can be no more than one customer on the premises at any one time. Customer visits must occur between the hours of 8:00 AM and 8:30 PM.

How many non-resident workers may I employ?

Both King County and Renton allow no more than one non-resident employee.

What additional restrictions would be placed on my in-home business?

Renton Code states that there shall be no noise, vibration, smoke, gas, dust, odor, heat, or glare produced by the business that would exceed that normally associated with a dwelling. Also, Renton restricts signage to be non-electric, non-illuminated, and no larger than two square feet in area.

Home Industrial Business

King County also has a category of home based businesses called "Home Industry" that generally allows larger businesses with more outdoor storage, parking requirements and a wider range of

activities permitted. Home industries may be on sites no larger than one acre, and must take up less than 50% of the floor area of the home. Four non-residential employees are allowed with additional parking required for each non-residential employee and customer. Renton does not have a home business category of this scale and intensity. Any existing properly permitted home industrial business would be grandfathered upon annexation and allowed to continue, but would not be allowed to expand. Home industrial businesses that do not have all required King County permits are required to either scale back to meet Renton's home business standards or are phased out over a negotiated time period.

Source: King County Code (21A.30.080), City of Renton Municipal Code (4-9-090)

How Will Annexation Affect NEIGHBORHOOD PARKS & RECREATION?

What's There Now?

King County currently operates and maintains two parks on the East Renton Plateau:

- **Maplewood Park**, located at SE 138th St and 144th Ave SE: almost 45 acres including a bridge, a fitness circuit area, a multi-purpose court, an open play field, three picnic areas and a play equipment area. The park has no parking but is accessible by public road.
- **Maplewood Heights Park**, located at 168th Ave SE and SE 140th St: 19 acres with no facilities and not accessible by public road.

King County currently has no planned capital investments for these parks.

In addition, King County currently maintains the regional Cedar River-to-Lake Sammamish Trail site, and operates Coalfield Park which includes a play area, baseball and softball fields in the rural area that is adjacent to the potential annexation area.

What Would Change?

It is the County's policy to transfer local parks to cities upon annexation. The County would retain easements necessary to eventually construct the Cedar River to Lake Sammamish Trail. It is anticipated that upon annexation Maplewood Park and Maplewood Heights Parks would be transferred to the City for maintenance and operation. Coalfield Park would remain with the County parks system.

Renton has different park standards than the County and provides a different level of service. Under Renton management, existing parks would receive higher levels of park maintenance and would be evaluated for play equipment replacement. Renton would also begin to evaluate park needs based on city standards. At a future point, new park facilities either on existing undeveloped County park lands, or other acreage in the area would be required to address the new population growth occurring in the area.

In the City of Renton, parks that can provide facilities supporting high public use, with tennis courts, formal play fields, playgrounds and parking receive larger shares of the budget than those containing only play fields. Renton currently has a Capital Improvement Plan identified for Maplewood Park beginning in 2008 with \$100,000 for a parks master plan, \$300,000 in 2009 for construction documents, and \$3,000,000 in 2010 for Phase I construction.

Once Maplewood Heights Park is owned by the City, a capital improvement program for the park is anticipated, Renton is collecting parks mitigation fees for new plats in the area that is already annexed in anticipation of a park development program there.

In addition, Renton's Recreation Division operates recreational programming at elementary and middle schools and operates neighborhood and community centers. The nearest community center to the

East Renton Plateau is the Highlands Community Center, located at 800 Edmonds Avenue NE. Residents would be able to participate in these programs at the fee level residents now pay. These fees are typically 25% to 50% less than what non-residents pay.

Residents would also have access to the Renton Senior Center, and community center at the Cedar River Park on the Maple Valley Highway.

How would annexation change requirements for park set-asides?

King County currently requires play areas at a rate of 45 square feet per dwelling unit, with a minimum size of 400 square feet, unless park facilities are available within ¼ mile and without crossing any arterial street. In some cases, King County will accept fees in lieu of these play areas. Renton typically collects a development mitigation fee in lieu of park dedication and uses the funding to provide parks citywide as needed. Renton gives partial credit toward the amount of the mitigation fee charged if a developer provides pocket parks or play areas within a subdivision that are consistent with Renton park plans and standards for neighborhood facilities. Nevertheless, most pocket parks in subdivisions remain homeowner association owned and operated facilities and do not replace community or neighborhood parks. In the East Renton Plateau area some future park needs would be met through the development of existing undeveloped County park lands and/or future acquisition of land for park development.

How Will Annexation Affect LIBRARY SERVICE?

How will my library system change with annexation?

Currently, residents of the East Highlands are part of the King County Library System’s (KCLS) service area, with Fairwood as the closest branch. If East Highlands is annexed to Renton, residents will become part of the Renton Public Library (RPL), with Highlands as the closest branch.

How will annexation change my access to libraries across the region?

As the table below shows, KCLS has reciprocal borrowing agreements with RPL, Seattle Public Library (SPL), and Enumclaw Public Library (EPL), which allow residents of the East Highlands to obtain library cards from all of these systems. If East Highlands is annexed to Renton, residents will still be able to obtain a KCLS library card through the RPL/KCLS reciprocal borrowing agreement. However, because no reciprocal borrowing agreements currently exist between Renton and Seattle or Renton and Enumclaw, residents would no longer be able to use SPL or EPL branches. It is also important to note that reciprocal borrowing agreements change over time, and there are no guarantees that current agreements will remain in place indefinitely.

Comparison of Library Systems

	Residents of Unincorporated King County	Residents of Renton
Home Library System	King County Library System 43 Open Branches 56 Open Hours/Week on Average	Renton Public Library 2 Open Branches 51 Open Hours/Week on Average
	Renton Public Library 2 Open Branches 51 Open Hours/Week on Average	
Reciprocal Borrowing Agreements in King County	Seattle Public Library 23 Open Branches 50 Open Hours/Week on Average	King County Library System 43 Open Branches 56 Open Hours/Week on Average
	Enumclaw Public Library 1 Open Branch 56 Open Hours/Week	

Source: King County Library System, Seattle Public Library, Renton Public Library, Enumclaw Public Library

Through reciprocal borrowing agreements, East Highlands residents currently have access to twelve library systems throughout the region in Jefferson, King, Kitsap, Pierce, and Snohomish Counties. If annexed to Renton, residents would continue to have access to these systems through the inter-library loan program at the Renton libraries.

How will annexation change my payment of the library capital bond levy?

King County Library System voters recently approved a library capital bond levy. For 2006 through 2011, the new KCLS bond levy will be combined with the 1988 bond levy (which will expire in 2011). Even if the East Highlands annexes to Renton and is no longer in the Library District, taxpayers in the East Highlands must continue paying property taxes for the bond levy through 2022.

In 2005, the total levy paid by taxpayers in the Library District is \$0.53 per \$1,000 of assessed value. Of that total, \$0.48 comes from the operating levy, while the remaining \$0.05 goes to paying off the 1988 capital bond. If the East Highlands was part of Renton in 2005, taxpayers would no longer pay the \$0.48 per \$1,000 for the District's regular operating levy, but they would still pay the \$0.05 per \$1,000 for the bond levy (\$11.25 for a \$225,000 house). In 2006, when the new bond levy gets added to the mix, the bond levy component will increase to about \$0.08.

What about POLICE SERVICES?

What are Police Response Times for Our Area?

Call Type	Average King County Sheriff Response Times for the F2 district (includes East Renton)	City of Renton Response Times
CRITICAL DISPATCH: incidents which pose an obvious danger to the life of an officer or citizen, including felony crimes in progress, help the officer situations, shootings, stabbings, in-progress robberies and in-progress burglaries where the possibility of a confrontation between a victim and a suspect exists, and for manually-activated commercial ("hold up" or "panic") alarms.	6.91 minutes*	2.49 minutes
IMMEDIATE DISPATCH: for incidents requiring immediate police action, all silent passively-activated alarms at banks, businesses, and residences, injury accidents, for major disturbances with weapons involved. Also includes in-progress burglaries of unoccupied structures, other types of crimes in-progress or which have just occurred, where a suspect may still be in the immediate area.	15.28 minutes*	8.13 minutes
PROMPT DISPATCH: For situations that could escalate to a more serious degree is not policed quickly. Examples are verbal disturbances, blocking accidents, hazardous situations, separated domestic violence situation, shoplifters in custody who are not causing a problem, and mental or physical trauma situations.	23.71 minutes*	11.15 minutes
ROUTINE DISPATCH: Calls for which time is not the critical factor in the proper handling of the call, such as burglaries or larcenies that are not in progress, audible commercial and residential alarms, "cold" vehicle thefts and abandoned calls, and dispatch is made as soon as reasonably possible.	64.09 minutes*	23.10 minutes

*Response times are measured from time the call is received at the communications center to arrival on scene in minutes. Other jurisdictions sometimes measure response time from when the officer is dispatched and does not include time in communications queue.

How Does the Sheriff's Office Respond to Our Area Now?

The Sheriff's Office typically staffs the patrol district that encompasses East Renton with a minimum of one deputy per shift. Supervision is provided from the Maple Valley Precinct to the east. KCSO response times are listed in the table above.

King County staffs patrol districts with approximately 1.02 officers per 1,000 residents.

What is Renton's Police Level of Service?

Renton staffs patrol districts with 1.6 officers per 1,000 residents. Average response time to high-priority calls is under 5 minutes.

There are 239 police departments in Washington, and Renton is proud to be one of twelve of those agencies that are nationally accredited. The national accreditation program was started in 1979 to develop a set of law enforcement standards, and to establish and administer an accreditation process through which law enforcement agencies could demonstrate voluntarily that they meet professionally recognized criteria for excellence in management and service delivery. Accreditation addresses department policy and procedures, management, operations, and support services. The Renton Police Department has to comply with 442 standards in order to maintain accredited status. Accreditation lasts for three years, and Renton Police Department has earned re-accredited status three times.

The benefits of accreditation include: Controlled/limited liability, risk and exposure, stronger defense against lawsuits and citizen complaints, greater accountability within the agency, staunch support from government officials, and increased community advocacy.

Would my address change upon annexation?

Yes. For ease of public safety response to emergencies, Renton Police and Fire Departments identify residents of the city based on a Renton address and:

- A four-digit or less house number and a two-digit street address.
 - Example: 2006 SE 18th Street
- OR
- A four-digit or less house number and a street name.
 - Example: 2006 Harrington Avenue NE.

What about our PETS AND LIVESTOCK?

Are there differences in pet licensing?

King County and Renton both require licenses for dogs and cats.

King County	City of Renton
www.metrokc.gov/lars/animal/ Fees range from \$5 for a juvenile pet for a 6-month license to \$60 for an unaltered pet. Persons over age 65 and those with disabilities pay these fees once for the lifetime of the animal.	Pet licenses: 425-430-6850 Animals over 4 months of age must be licensed. Fees range from \$4.50 for an altered cat to \$20 for an unaltered dog. Persons over 62 pay these fees only once per the lifetime of the animal.

What about livestock?

King County Code (KCC 21A.30.020 and 21A.30.030) sets rules for pens and setbacks. In general, King County allows people to keep more animals than Renton does. Also see <http://dnr.metrokc.gov/wlr/LANDS/livestoc.htm> or contact King County at 206-296-1471 to learn more.

Renton's rules for pens and setbacks are contained in Renton Municipal Code Sections 4-4-010 and 4-9-030. You may also contact the City at 425-430-7294 to learn more.

Renton grandfathers in existing animals, similar to other non-conforming uses. Owners or tenants are allowed to keep the number of animals existing at the time of annexation but upon losing an animal through death or selling or giving it away, are not allowed to replace animals exceeding Renton's allowed numbers. The chart below is a brief comparison of County and City Animal Standards relating to the allowed number of larger animals.

King County	City of Renton
No large animals on less than 20,000 sq. ft.	No animals are allowed on lots less than 1 acre in size
Livestock: 6 or fewer medium or large animals per gross acre in stables or barns or 3 per acre with approved Farm Management Plan.	Animal Husbandry: 4 or fewer medium animals per acre
Large Livestock: 1 large animal per 2 acres without approved Farm Management Plan	Animal Husbandry: 1 large animal per acre

The Purpose of the County- and UAC-hosted Community Open Houses and Community Conversation Meetings is to:

- Gather information about what might change in the East Renton Plateau community if it annexes to the City of Renton;
- Ask residents for their feedback on issues related to annexation and what is happening on the Plateau today; and
- Provide a forum for neighbors on the East Plateau to discuss these issues.

The meetings are intended to distribute information to the community so residents can make their own choices about a change in governance.

In attendance at the meetings are representatives from Renton, King County, the Unincorporated Area Council, and a consulting firm that has conducted governance studies who are available to talk with community members about the future of the East Renton Plateau.

Known Citizen Groups with an Interest in Annexation Issues

Supports Annexation	Does Not Support Annexation
<p>C.A.R.E. - Citizens’ Alliance for a Responsible Evendell – Annexation Committee</p> <p>Contact: Gwendolyn High</p> <p>P.O. Box 2936, Renton, WA 98056</p> <p>Email: highlands_neighbors@hotmail.com</p> <p>Web Page: www.highlandsneighbors.org</p>	<p>East Renton Plateau Community Council</p> <p>Contact: Claudia Donnelly</p> <p>Phone: 425-255-4340</p> <p>Email: thedonnelys@oo.net</p>

EAST RENTON PLATEAU

OCTOBER 2005 COMMUNITY OPEN HOUSES

1 What is most important to you about your community?

2 The Plateau has been experiencing a lot of development. What do you think about that?

3 Name your top 3 concerns about annexation.

4 If I could choose today, I would:

- Stay Unincorporated
- Annex to Renton

Because...

5 Other comments or feedback?

.....

Name/Address (OPTIONAL): _____

Phone/Email: _____

WANT TO KNOW MORE, SAY MORE?

Discuss Next Steps: Community Conversation
Thurs. November 3 - 6:30-8:30 pm
Maywood Middle School - 14490 168th Ave. S.E.

Your input is important. Please answer these questions and mail by Nov 15th to: East Renton Survey/120 Lakeside Ave, Suite 200/Seattle, WA 98122. Or e-mail them to eastrenton@berkandassociates.com